



Selwood Manor, Frome, Somerset

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# A handsome Grade II listed **Jacobean country house** set in over 11 acres of beautiful gardens and grounds.

## Summary of accommodation

Porch | Hall/Drawing room | Dining room | Sitting room | TV room | Kitchen/breakfast room Cloakroom | Utility room | Cellar

Principal bedroom with en suite bathroom and dressing room | Six double bedroom | Five bathrooms

**Cottage:** Two double bedrooms | Sitting room | Dining room | Kitchen | Bathroom | WC

**But n Ben:** One double bedroom | Bathroom | Kitchen/dining room | Sitting room | Terrace

**Cooper Hall:** Entertainment hall | Cinema room | Kitchen | Two cloakrooms | Lobby | Gym

Formal gardens | Kitchen garden | Orchard | Woodland | Outbuildings | Garaging | Heated outdoor swimming pool | Pool house/loggia

Extensive parking

In all about 11.38 acres

## Distances

From 1.5 miles (London Paddington from 1hr 40 minutes), Bruton 12 miles, Bath 14 miles, Bristol 22 miles

Westbury station 7.7 miles (London Paddington from 1hr 24 minutes)

(All distances and times are approximate)



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## Situation

Selwood Manor is a private and secure rural location, which occupies an elevated position on the outskirts of the historic market town of Frome (15 min walk along public footpath). There is also a tarmac cycle track taking you into the centre of Frome.

Frome is a bustling town filled with character, a wealth of amenities and has been chosen by The Sunday Times and other publications as one of the best places to live in the UK. It offers a good selection of independent shops, supermarkets and a choice of restaurants and cafés. The Frome Festival is also a draw with its packed programme of art, music, history and nature, alongside the family-run cinema, The Black Swan Arts Centre and The Cheese and Grain.

The City of Bath is a World Heritage Site famed for its Georgian architecture and Roman history. It is a cultural hub in the region and boasts several renowned venues. It offers numerous recreational facilities together with superb schools in both the state and private sectors as well as two universities.

The area is well known for its wide selection of excellent schooling. All Hallows Prep, Downside, Warminster, Wells Cathedral, Bruton and Millfield Schools are all within a 20 minute drive as are the Bath schools of Prior Park and Monkton Combe.

Amongst other local attractions is Babington House (about 4 miles), Bruton (about 11 miles) and its Hauser and Wirth Gallery and nearby The Newt, and Glastonbury (about 20 miles).

The communication links are excellent and connects well to London, with a mainline railway to London Paddington from Westbury and Bath Spa (1 hour 24 mins and 1 hour 22 mins). There is easy access to the M4 motorway at Junctions 17 and 18 for the Midlands, Southwest, London, Wales and the Southeast. Bristol Airport also offers domestic and international flights.



## History

This Jacobean house has featured several times in local history since it was built within the Orchardleigh estate in 1742. Once a tenanted farmhouse, the house has been used for a number of different purposes over the years, including sheltering cattle during the Second World War.

During the 1960s the house became a boutique hotel and a number of major changes were made, including adding a small wing to the eastern end of the house. The house returned into a private residence in 1987 and was bought by the current owners in 2008.

## The Property

Selwood Manor is a fine Grade II listed Jacobean house built from mellow local stone to create an exceptional home. The current owners undertook a comprehensive renovation and expansion of the property over an approximate 5-year period, implemented by local specialist builder Roy Pike & Son, who subsequently have worked almost exclusively for Longleat.

The renovation was carried out under the design and guidance of Jonathan Cooper, a London-based designer and involved: new roofing, electrics and plumbing services, replacement of heating systems, replacement of floors with new oak and stone surfaces, strengthening of beams with insertion of steels, complete replastering followed by quality decoration and fitting of high-quality bathroom suites and kitchen.

As a consequence, the Manor House and Cottage buildings have retained their Jacobean origins, yet are finished to the highest contemporary standards with state-of-the-art plumbing, electrics, heating, data and security systems.

The property is approached along an attractive private drive, flanked by stone walls and a variety of mature trees. It comprises four separate units (two original, two new builds) combining to approximately 11,000 sq ft of living area, with a swimming pool, professional cinema and gym set in over 11 acres of its own land.

The house is beautifully presented and enjoys good ceilings heights, stunning garden views and several period features that include exposed beams, leaded windows, original flooring, an impressive oak staircase, fine fireplaces and a cellar.





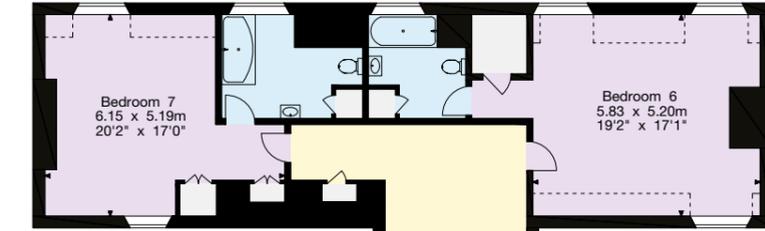
Leading from the porch and entrance hall, there are four attractive and well-proportioned reception rooms, a kitchen/breakfast room, pantry, utility room and cloakroom. The first floor and second floor comprise a generous principal bedroom with dressing room and en suite bathroom, a further six double bedrooms and five bathrooms.

The renovation of Selwood Manor since 2008 has maintained the historical of integrity the house whilst also creating a wonderful home for modern family living.

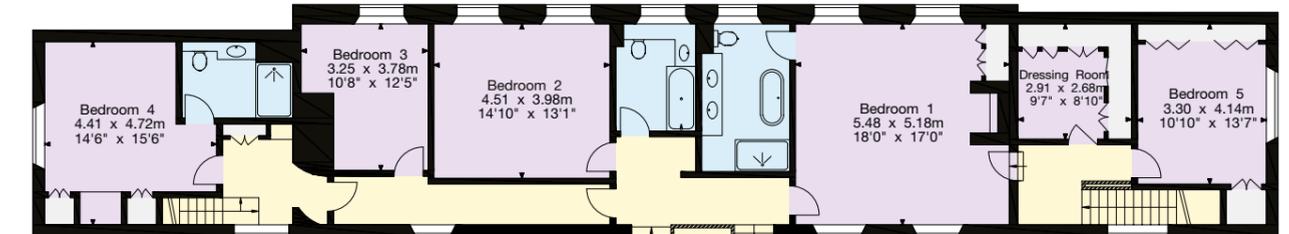
## Selwood Manor

Approximate Gross Internal Floor Area  
Main House = 521 sq m / 5,608 sq ft

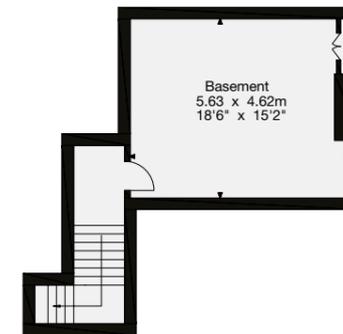
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



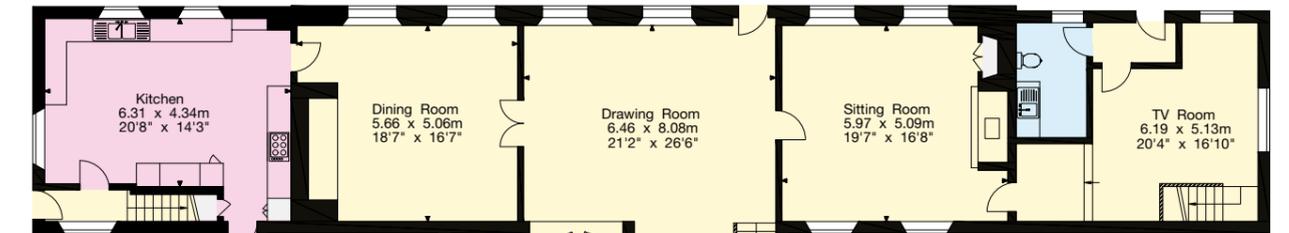
Second Floor



First Floor



Basement



Ground Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





## Gardens, Grounds and Outbuildings

The immaculate gardens and grounds at Selwood Manor have been thoughtfully designed to complement the house perfectly, to give all year around colour, interest and texture. There are established mature trees, an array of shrubs, a beautiful rose pergola, immaculate lawns, climbing wisteria and a productive kitchen garden. The rear of the house is a paved terrace from where lawns fall away, interspersed with magnolia and mature trees.

There is plenty of storage, a greenhouse, gardener's restroom, garden and machinery store, garaging and ample parking. The heated outdoor swimming pool with pool house facilities is sheltered within a lovely walled garden area. The swimming pool is a new energy efficient modern pool, incorporating the ground source heat pump and state-of-the-art pumping and pool cover system.

The remaining land comprises of woodland and pasture. The current owners have sought to make the heating and cooling systems as ecofriendly as possible, combining state of the art ground source heat pump technology, together with a system of solar panels located in one of the fields in the grounds. There is an additional 24.28 acres available by separate negotiation.





## Outbuildings

Approximate Gross Internal Floor Area  
115 sq m / 1,237 sq ft

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Beyond the main house is excellent secondary accommodation – the cottage and 'But and Ben':

## Cottage

A charming traditional 2 story cottage (c1,075 sq ft) with 2 double bedrooms, 2 reception rooms, bathroom and kitchen. It has been finished to exacting standards and enjoys a private garden area.

## But n Ben

A new build (c.1,750 sqft) cottage with a traditional exterior and a modern interior. It provides a contemporary bedroom, kitchen and extensive living space. The accommodation opens onto a large modern decking area which overlooks the fields and River Frome.



## Cooper Hall

Created in 2012, Cooper Hall comprises c.2,750 sq ft designed space, to be a flexible Family Games and Leisure Facility building, which is currently used as an interdisciplinary music/concert venue but suitable for a variety of purposes. It is fully air conditioned and has under floor heating.

Designed with flexibility in mind, it has a capacity of approximately 100 people (seated). It provides a wonderful light and flexible space for an array of opportunities and comes together with a kitchen, changing rooms, a gym and cinema. It is situated adjacent to the heated outdoor swimming pool, surrounded by woodland and the rear terrace overlooks a stunning private sculpture garden.



Cooper Hall



Cooper Hall



Cooper Hall



Cooper Hall

## Ancillary accommodation

Approximate Gross Internal Floor Area

But n Ben = 111 sq m / 1,194 sq ft

Double Garage = 52 sq m / 559 sq ft

Cottage = 100 sq m / 1,076 sq ft

Cooper Hall = 255 sq m / 2,744 sq ft

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## Right of way

There is a public footpath along the South East boundary of the property.

## Services

**Main House:** Mains water and electricity. Oil fired central heating and electric underfloor heating (bathroom and kitchen), private drainage. Digital CCTV and Alarm System.

**But n Ben:** Mains water and electricity. Private drainage

**Cooper Hall, Cottage and swimming pool:** Mains water, an Erda Energy state of the art carbon friendly eco ground sourced heat pump system. Private drainage

The Ground Sourced Heatpump electric heating and cooling system at Selwood was developed as a pilot scheme by Erda Energy ([www.erdenergy.com](http://www.erdenergy.com)) for their Green energy building heating and cooling installations now applied in many superstores, universities and other buildings. This geo-exchange technology provides low carbon efficient electric heat and cooling energy to the Cooper Hall and Cottage building as well as providing heating for the swimming pool.

## Directions

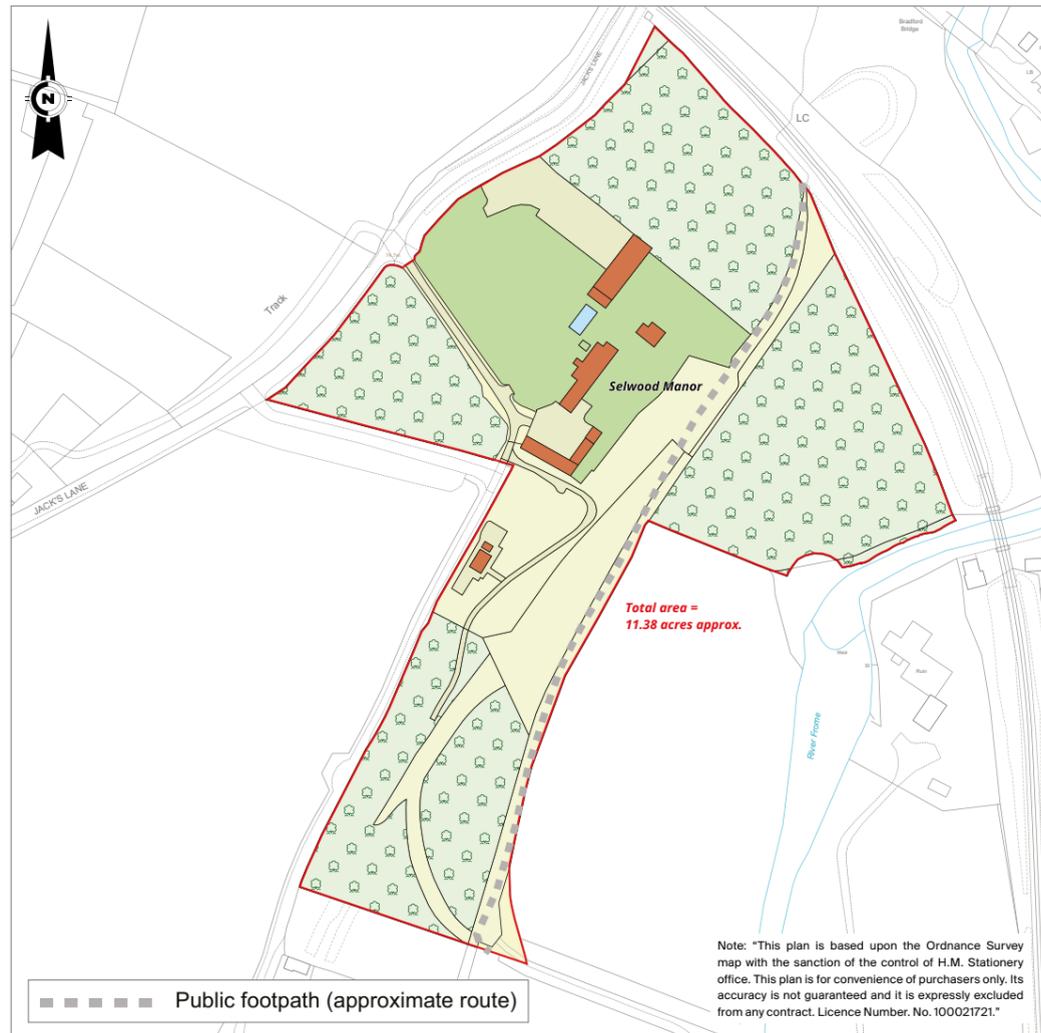
**What3Words:** ///cloud.shack.elite

## Property information

**Tenure:** Freehold

**Local Authority:** Mendip District Council: [www.somerset.gov.uk](http://www.somerset.gov.uk)

**Council Tax:** Band H



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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